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Officials approve plan for hotel/condo project near convention center

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The Honolulu City Council has approved a California developer's plan to build a 234-unit hotel and residential condominium across from the Hawaii Convention Center that is scheduled to start construction in 2017 and be completed by 2020.

Manaolana Partners LLC, a development company headed by Jim Ratkovich and Bill Witte, and the city council agreed last week that Manaolana should give \$3 million to the city to help increase the stock of affordable rental housing within one mile of the Ala Moana transit station. Council members OK'd the development plan on Wednesday.

The 36-story Manaolana Place may help push forward the development of up to 1,000 affordable rental housing units at a proposed nearby project.

The 400-foot-high mixed-use project is located near the planned transit station, thus making it a transit-oriented development project. The \$3 million satisfies the project's affordable housing requirement.

"We're truly humbled by the support we've received from the community, housing advocates, council members and city staff," Manaolana Partners said in a statement. "The project is now better thanks to their input and collaboration. We look forward to revitalizing this area at the gateway to Waikiki with the first [transit-oriented development] project in the city and bringing jobs, economic benefits, housing and a world-class hotel to Honolulu."



PBN FILE

The Hawaii Convention Center

During construction, up to 900 jobs will be created by the project. Upon completion in 2020, up to 620 net permanent jobs will be generated by Manaolana Place. It is also expected to contribute \$4.4 million annually in tax and fee revenue for the city.

The project is also contributing more than \$7 million in community benefits including public space, bike racks, traffic improvements and affordable housing.

The Manaolana project at the corner of Kapiolani Boulevard and Atkinson Drive will include a hotel lobby, residential activity and park areas, a ballroom, a pool and spa, four levels of parking with about 276 spaces, and retail shops and restaurants. It will include 109 condo units and 125 hotel rooms.

The same developer plans to develop a parcel occupied by the Heald College Building next to Walgreens' flagship Hawaii store in Honolulu into another high-rise condominium-hotel tower, as first reported by PBN.

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